

Application No.
PP-09-02-02
(Preliminary Plat
Extension Request)

Applicant
Punta Gorda of Charlotte County, LLC
/ Punta Gorda Crossings

Legislative

Commission Dist. II



Community
Development

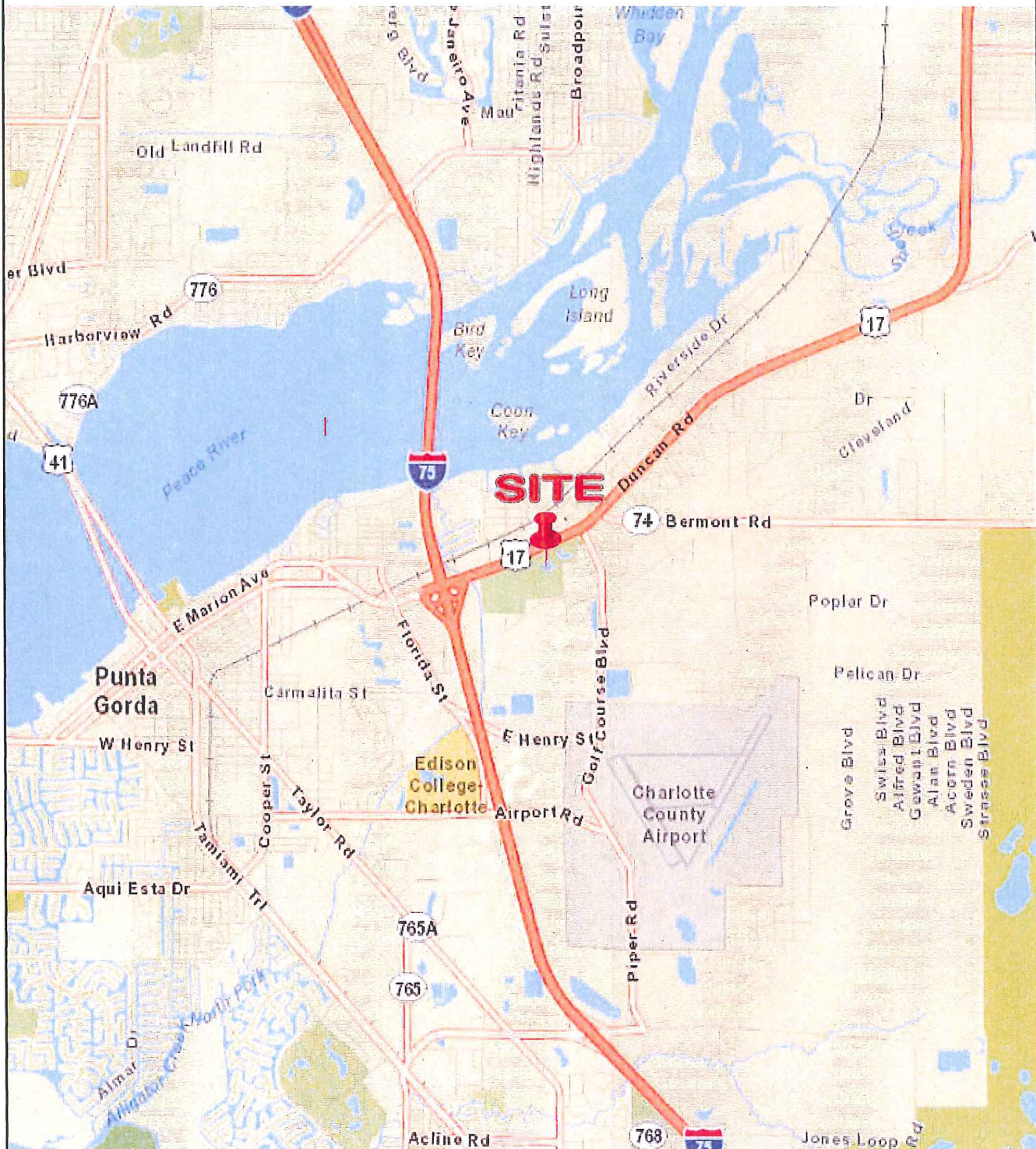
CHARLOTTE COUNTY

Location Map for PP-09-02-02

Charlotte County Government

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www.CharlotteCountyFL.com



04/41/23 East County

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Community
Development

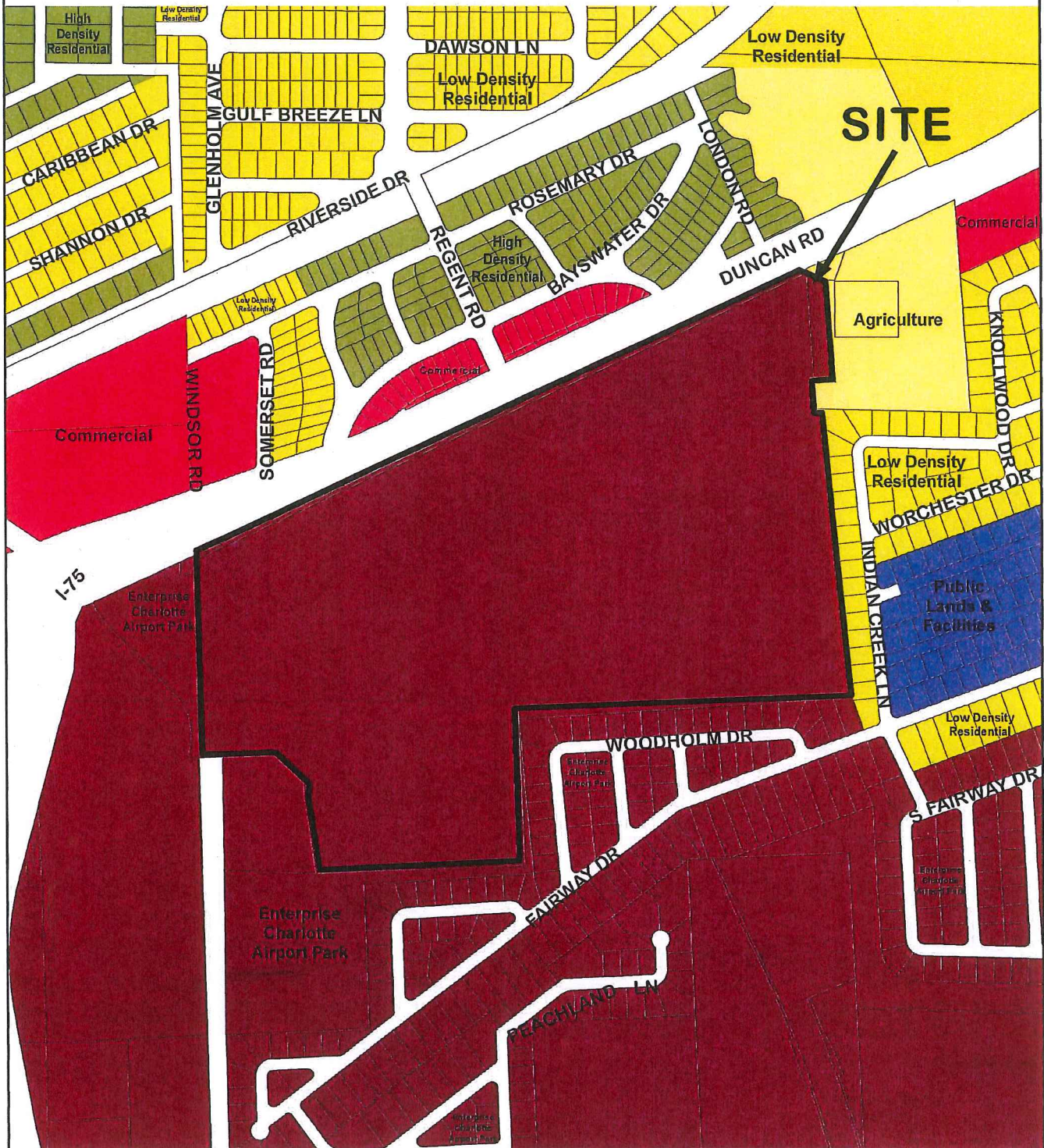
CHARLOTTE COUNTY

Future Land Use Map for PP-09-02-02

Charlotte County Government

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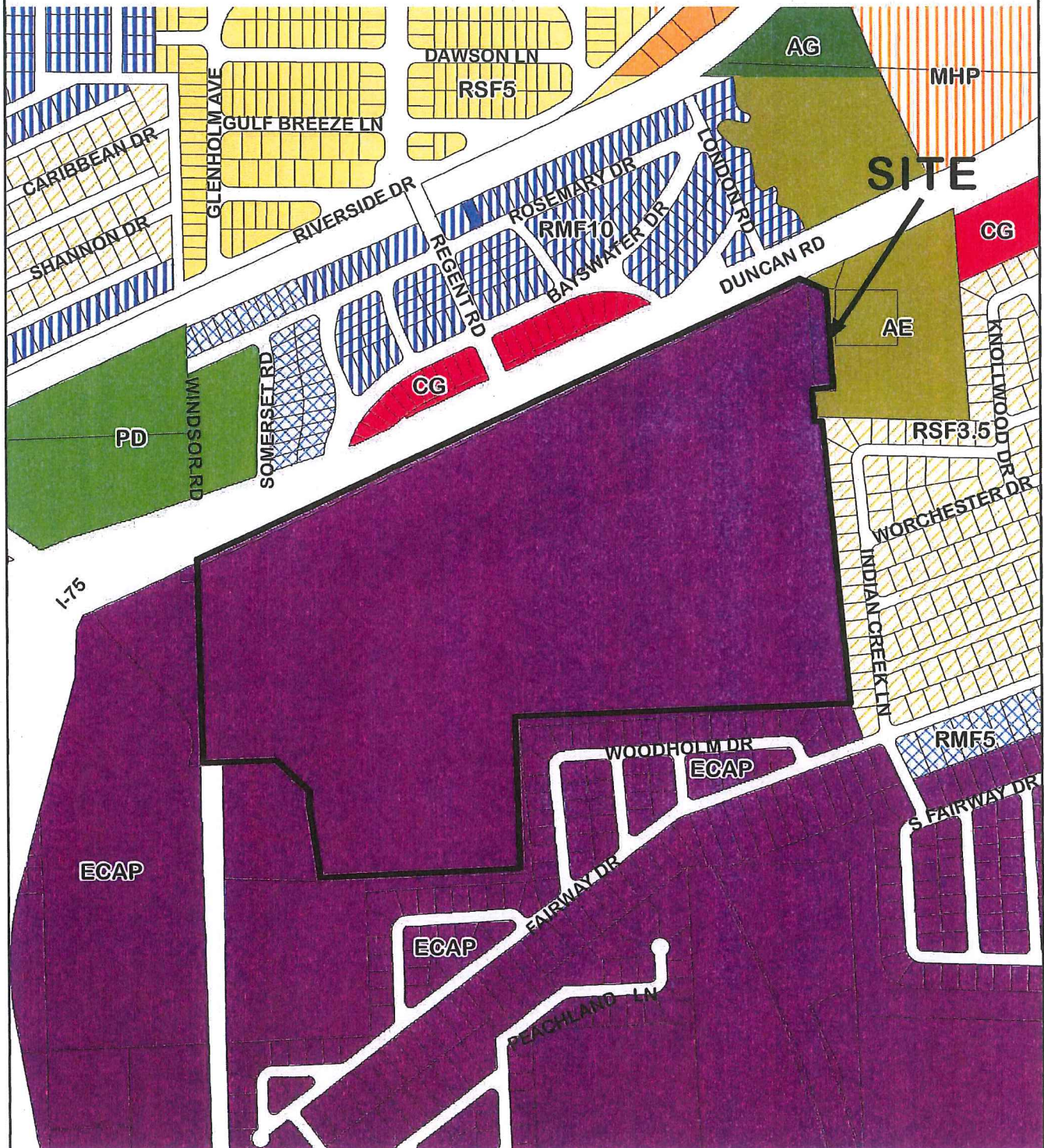
CHARLOTTE COUNTY

Zoning Map for PP-09-02-02

Charlotte County Government

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04/41/23 East County

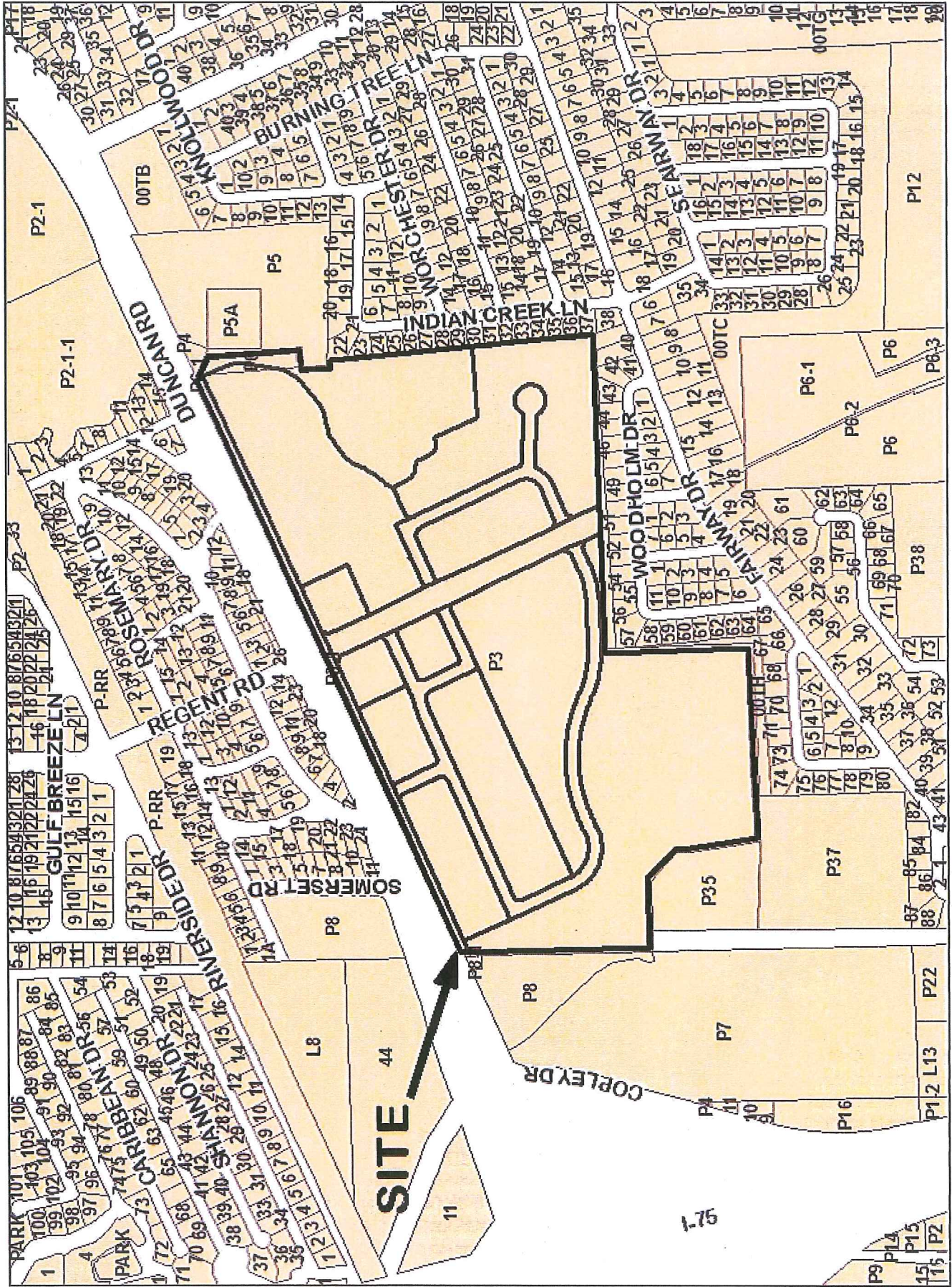
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PP-09-02-02 - Proposed Changes



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MEMORANDUM

Date: November 17, 2014

To: Planning and Zoning Board

From: Steven A. Ellis, Planner II *SAE*
Community Development / Zoning

Subject: PP-09-02-02, Punta Gorda Crossing
Two-year Extension and Transfer Request

Primerica, on behalf of their client, Punta Gorda Acquisitions II, LLC, is requesting a two-year extension to the Preliminary Plat approval for Punta Gorda Crossing. As the new owners, they are also requesting to transfer the plat into their name. The former owner, Punta Gorda of Charlotte County, LLC, was granted Preliminary Plat approval by the Board of County Commissioners on August 18, 2009.

The subdivision, consisting of ten (10) commercial/industrial lots, on 99.26 acres, more or less, is located within the ECAP, on Duncan Road between I-75 and Golf Course Boulevard, in Sections 3 & 4, Township 41 South, Range 23 East, in Commission District II.

Charlotte County Code Section 3-7-33, **Limit of Approval**, states, "The Preliminary Plat approval shall be voided if construction work is not substantially completed, as determined by the county engineer, within two (2) years after approval of preliminary plat, unless an extension is requested from and granted by the Planning and Zoning Board. 'Substantially complete' means the commencement and diligent prosecution of construction and installation of required improvements to completion. If construction activity and development ceases for a period of two (2) years, the approval is void and the applicant must file for a new approval and pay the current fee."

Due to the slow economy, the applicant needs additional time to complete the project.

Staff recommends approval of the two-year extension and plat transfer for PP-09-02-02.

CHARLOTTE COUNTY COMMUNITY DEVELOPMENT
Zoning Division

18400 Murdock Circle, Port Charlotte, FL 33948
Phone: 941-764-4954 | Fax: 941-743-1598



September 17, 2014

Steven A. Ellis, Planner II
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948

RE: PP-09-02-02, Punta Gorda Crossing

Dear Steve:

In accordance with your notice, I enclose a check in the amount of \$973.00 payable to the Charlotte County Board of County Commissioners for the following requests:

- 1) Our written request to extend the Preliminary Plat approval for Punta Gorda Crossing, which is scheduled to expire October 20, 2014.
- 2) Transfer Plat into the new ownership entity, Punta Gorda Acquisition II

Also attached is verification that taxes on the property are paid to date.

Please feel free to call me should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dale W. Johnson", is written over a faint, circular blue stamp.

Dale W. Johnson
Director of Development

CHARLOTTE COUNTY
Preliminary Plat Application Form
(Must have Preliminary DRC approval before submitting)

Date Received
Preliminary : Jan. 26, 2009

Petition #: PP-09-02-02

Receipt # 2122999

Amount Paid: \$1,950.00

Please provide the following with your preliminary application:

- ☐ Letter of intent
- ☐ Twelve (12) sets of proposed plans for your subdivision
- ☐ Filing Fee: \$1830.00 plus \$12.00 per lot (Final Plat fee will be due at filing Final Plat)
- ☐ 35 copies proposed plans on 11" x 17" paper
- ☐ Disk in PDF format of Proposed Plat, and all graphics submitted with application
- ☐ Copy of Preliminary DRC approval letter
- ☐ Disk in .DWG AutoCad format or .DXF universal cad format

1. Name of proposed subdivision: Punta Gorda Crossing
2. Name of applicant*: Punta Gorda of Charlotte County LLC Phone: 813-933-0629
Address: 3629 Madaca Lane City: Tampa Zip: 33618
3. Name of local agent: Aimee Boulet for Avid Group Phone: 727-789-9500
Address: 2300 Curlew Road, Suite 100 City: Palm Harbor Zip: 34683
4. Owner(s) of record*: Punta Gorda of Charlotte County LLC Phone: 813-933-0629
Address: 3629 Madaca Lane City: Tampa Zip: 33618
5. Land surveyor: Strayer Surveying and Mapping Phone: 941-624-4900
Address: 335 Tamiami Trail City: Port Charlotte Zip: 33953
6. Engineer: Avid Group Phone: 727-789-9500
E-mail Aimee.Boulet@avidgroup.com Fax 727-784-6662
Address: 2300 Curlew Road, Suite 100 City: Palm Harbor Zip: 34683
7. Attorney: _____ Phone: 941-627-1000
Address: _____ City: _____ Zip: _____

* Any person or entity holding real property in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall in this application disclose the name and address of every person having a beneficial interest in the real property however small and attach list to this application.

8. Property Location: Section 3 and 4 Township: 41 Range: 23

Legal Description of Property: (do not put see attached) LEGAL DESCRIPTION
A PARCEL OF LAND LYING IN SECTIONS 3 & 4, TOWNSHIP 41 SOUTH, RANGE 23
EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 41 SOUTH, RANGE 23 EAST, SAID POINT BEING THE SOUTHWEST CORNER
OF TRACT H, TEE AND GREEN ESTATES AS RECORDED IN PLAT BOOK 4, PAGE 18
OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA (THE FOLLOWING TWO
(2) CALLS ARE ALONG SAID TRACT H);
THENCE N.86°45'22"E., A DISTANCE OF 50.00 FEET; THENCE N.05°55'28"W., A
DISTANCE OF 1233.00 FEET; THENCE S.85°33'52"W., A DISTANCE OF 17.94
FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP
41 SOUTH, RANGE 23 EAST; THENCE N.04°26'06"W. ALONG SAID EAST LINE OF
SECTION 4, A DISTANCE OF 128.07 FEET TO THE SOUTHWEST CORNER OF THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 41
SOUTH, RANGE 23 EAST; THENCE S.88°41'35"E. ALONG THE SOUTHERLY LINE OF
SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP
41 SOUTH, RANGE 23 EAST, A DISTANCE OF 14.87 FEET; THENCE
N.85°33'52"E., A DISTANCE OF 75.20 FEET SAID POINT BEING 90.00 FEET
EAST OF SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4; THENCE
N.04°26'06"W. AND PARALLEL TO SAID EAST LINE OF THE NORTHEAST QUARTER
OF SECTION 4, A DISTANCE OF 440.70 FEET TO THE CENTERLINE OF A TIDE
CREEK; THENCE N.63°46'11"W. ALONG SAID CENTERLINE OF A CREEK, A
DISTANCE OF 104.63 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF
SAID NORTHEAST QUARTER OF SECTION 4 AND THE SOUTHERLY RIGHT-OF-WAY OF
STATE ROAD 35 FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 0104-201
(THE FOLLOWING THREE (3) CALLS ARE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF
STATE ROAD 35); THENCE S.65°13'36"W., A DISTANCE OF 100.36 FEET; THENCE
S.64°59'06"W., A DISTANCE OF 1797.60 FEET; THENCE S.65°22'06"W., A
DISTANCE OF 1038.50 FEET TO THE WEST LINE OF THE EAST HALF OF SECTION
4, TOWNSHIP 41 SOUTH, RANGE 23 EAST;
THENCE S.01°34'09"E. ALONG SAID WESTERLY LINE OF THE EAST HALF OF
SECTION 4, A DISTANCE OF 868.44 FEET; THENCE N.88°07'50"E., A DISTANCE
OF 322.16 FEET TO THE SOUTHWESTERLY TOP OF BANK OF A CREEK; THENCE
SOUTHEASTERLY ALONG SAID TOP OF BANK, A DISTANCE OF 179.2 FEET MORE OR
LESS TO A POINT WHICH BEARS S.47°45'21"E., A DISTANCE OF 178.47 FEET
FROM LAST CALL; THENCE S.01°54'40"E., A DISTANCE OF 58.99 FEET; THENCE
S.08°36'16"E., A DISTANCE OF 331.97 FEET TO THE SOUTHERLY LINE OF LOT
18, COVEY'S CORNUCOPIA ADDITION TO PINEAPPLE CENTER AS RECORDED IN PLAT
BOOK 1, PAGE 34 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA;
THENCE N.87°49'54"E. ALONG THE SOUTHERLY LINE OF SAID LOT 18, COVEY'S
CORNUCOPIA ADDITION TO PINEAPPLE CENTER AND THE EXTENSION OF THE
NORTHERLY LINE OF TRACT H, TEE AND GREEN ESTATES AS RECORDED IN PLAT
BOOK 4, PAGE 61 OF
THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, A DISTANCE OF 909.98
FEET TO THE WESTERLY LINE OF SAID TRACT H; THENCE N.02°09'00"W. ALONG
SAID WESTERLY LINE OF TRACT H, A DISTANCE OF 614.52 FEET TO A POINT ON
THE WESTERLY LINE OF LOT 57, BLOCK 26 OF SAID TEE & GREEN ESTATES (THE
FOLLOWING TWO (2) CALLS ARE ALONG SAID LOT 57); THENCE N.05°15'01"W., A
DISTANCE OF 14.27 FEET; THENCE N.86°17'29"E., A DISTANCE OF 0.77 FEET
TO THE WESTERLY LINE OF SAID TRACT H (THE FOLLOWING TWO (2) CALLS ARE
ALONG SAID TRACT H); THENCE N.02°09'00"W., A DISTANCE OF 44.68 FEET;
THENCE N.88°07'15"E., A DISTANCE OF 1394.50 FEET TO THE POINT OF
BEGINNING;

CONTAINING 99.2604 ACRES, MORE OR LESS.

Property ID# (required) 412304276001

9. Has an administrative interpretation of the Comprehensive Plan ever been applied for or received for subject property or proposed development? (e.g., Vested Rights, Future Land Use Map Boundary Clarification, Representations Previously Made, Deed Restrictions, Sales Maps, or Master Plan Maps, or Master Plan Maps Registered with the State Division of Land Sales). If so, PLEASE PROVIDE A COPY OF THIS INTERPRETATION.

Date: _____

Type: _____

Has this property been the subject of a public hearing within the last six (6) months? _____

Yes _____ No _____ If yes, in whose name: _____

Petition number: _____

Hearing Held by: _____ Date: _____

_____ Board of County Commissioners _____

_____ Planning and Zoning Board _____

_____ Development Review Committee (DRC) _____

(attach all Department comments and decision letters)

PLEASE ATTACH COPY OF MINUTES OR NOTICE OF DECISION

10. Has this property been platted before?

_____ Yes ☒ No _____ If yes, in what name: N/A

Date Recorded: N/A

Has the previous plat been vacated? N/A Yes _____ No _____

11. Future Land Use Map Designation: ECAP

Existing zoning: ECAP

Number of lots allowed: _____ Number of lots proposed: 10

Minimum lot size: _____ Minimum lot dimension: _____

Total acreage: 99.23 Total Density: N/A

12. Type of proposed development:

_____ single family _____ mobile home
_____ multi-family X commercial
X industrial _____ planned development

13. Will the proposed development require any rezoning? Yes _____ No X

If yes, please indicate proposed zoning: N/A

14. Has any variance, exception, or special permit concerning this property been granted by the Board of Zoning Appeals? Yes _____ No X

If yes, please specify: A Special Exception to increase the allowable commercial square footage has been applied for and is review/approval.

15. Is any variance from the subdivision requirements anticipated or requested: Yes _____ No X

If yes, please specify: _____

16. Is this proposed plat part of a Development of Regional Impact (DRI)? Yes _____ No X

If yes, name the DRI and specify how this plat complies with the DRI development approval:

N/A

17. Is the proposed subdivision located within a flood hazard zone as established by F.E.M.A.?

Yes X No _____ If yes, please specify: Zone AE (EL 8) Map #12015C2347 5/5/03

18. What is the proposed minimum elevation of road crown and of the lots? Yes

Road: 8.10 feet above mean sea level Lot: 8.61 feet above mean sea level

Existing elevation ranges from an average low of 5.5 feet to an average high of 8.0 feet above mean sea level

Elevations based on X NGVD-1929 _____ NGVD-1988

19. What type of sanitary water and sewer facilities are proposed?

- a. _____ septic tanks
- b. X centrally collected and treated sewer
- c. _____ wells
- d. X treated and centrally distributed water

e. X if "d" is checked, hydrants and 6" line is required as minimum

20. Provide letter of availability from each utility for water and sewer service. Applicant is to provide a notarized developer's letter of intent as required by C.C.C. Sec. 3.7.56 (1) Article III.
21. If any combination of proposed utilities using wells and/or septic tanks are proposed, please attach a statement from the Charlotte County Health Department verifying that the systems are acceptable based on the proposed subdivision.
22. Has applicant requested any soil survey from the Soil Conservation Department? Yes ____
No ____ Geotechnical Exploration has been performed.
23. Has applicant made initial contact with the Charlotte County Engineer? Yes X No ____ If private roads are proposed a letter from the County Engineer approving the design concept of the roads is required.
- a. The rights-of-way for this proposed subdivision are to be:
- | | |
|---|--|
| <u> X </u> dedicated | <u> X </u> private |
| <u> X </u> paved to County specifications | <u> </u> paved not to County specifications |
| <u> </u> unpaved | <u> X </u> existing dedicated roads |
24. Provide a written description of any environmental conditions existing on the site including flora and fauna. The County may require additional information including a professional report.
25. Do any natural bodies of water exist on property? Yes X No ____
If yes, please state if it is tidal: No
26. Is any excavation in any form proposed? Yes X No ____
If yes, please indicate the type (canal, lake, etc.) and proposed use (navigable, drainage, scenic, etc.): Canals, retention pond and flood compensation areas
27. Will the resultant water be fresh, brackish, or salt? Fresh
If fresh, has applicant provided for control of aquatic weeds? Explain: Plantings of native species plants will be planted in the littoral shelf to preemptively displace nuisance species from becoming established.
28. Is the proposed subdivision to be developed in phases or is it all to be developed initially?
Multiple phases
29. Is the subdivision to be developed prior to the filing of the final plat? Yes ____ No X If no, is it the desire of the applicant to post a bond acceptable to the Board of County Commissioners under conditions of the Charlotte County Subdivision Regulations?
A bond will be posted per the Charlotte County Subdivision Regulations

AFFIDAVIT
(To be completed by ALL applicants)

I, the undersigned, being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent lessee or representative of the owners of the majority of the property described and which is the subject matter of the proposed review; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before the review can be scheduled and that I am authorized to sign the application by the owner or owners. I further agree to comply with all stipulations and conditions that might be required by Charlotte County for approval of the site plan should it be approved and development.

STATE OF FLORIDA, COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 24th day of June, 2008 by Richard L. Trzcinski (applicant's name), who is are personally known to be or who has/have produced _____ as identification and who did/did not take an oath.

Carol Smiddy
Notary Public Signature

Carol Smiddy
Notary Printed Signature

Richard L. Trzcinski
Signature of Applicant or Authorized Agent

Richard L. Trzcinski
Applicant's Printed Signature

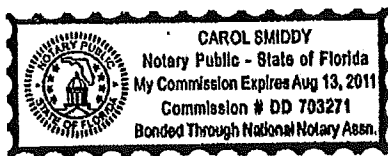
Title

Address

Commission Number

DD 703271

Telephone Number _____





City of **Punta Gorda**, Florida

August 13, 2008

*Utility Department
326 W. Marion Avenue
Punta Gorda, Florida 33950
941-575-3339*

Dale Johnson
Primerica Group One, Inc.
3609 Madaca Lane
Tampa, FL 33618-2048

RE: Water and Wastewater Service Availability
Punta Gorda Commons
Former Punta Gorda Country Club
Vicinity US 17 and I-75 and Regent Road

Dear Ms. Johnson:

This letter is to confirm our understanding relative to the availability of water and sewer to the above referenced request. The subject location is in the City Utility Service area. Utility line extensions from the City utility system to the subject location are required to receive utility service. The following conditions apply to developer constructed utility system improvements.

1. Owner/Developer shall be responsible for the design, funding, construction of all on-site and off-site water and sewer facilities necessary to provide service which may include up-grading of existing off-site utility facilities.
2. All utility construction plans, permits, and shop drawings must be reviewed and approved by the City of Punta Gorda Utility Department.
3. Owner/Developer shall obtain all necessary regulatory approvals, including Florida Department of Environmental Protection, City of Punta Gorda, Charlotte County, and FDOT.
4. All off-site utility improvements must be contributed to the City as a developer contributed asset prior to letter to place in service.
5. Service is contingent upon sufficient water and sewer plant capacity at time of connection. (Capacity is based on a first come-first serve basis at time of connection and impact fee payments).

Water and wastewater service can be provided to the subject location upon completion and acceptance of required developer contributed utility improvements. Your Engineer should contact this office to obtain the size and capacity of existing utility lines and make a determination of utility improvements needed for your project. Significant off-site utility improvements may be required to obtain utility service to the subject parcels. Utility line extensions will be required to meet the future development scenarios as determined by a water and wastewater master plan.

In Beautiful Charlotte County

Continued on page 2

Page 2

The utility has an 18" water main located on US 17, which could provide water to the subject parcel. The closest wastewater transmission facility is located in the vicinity of the intersection of Henry Street and the future Piper Road alignment.

If you should have any questions, please do not hesitate to call this office.

Sincerely,



Steve Adams
Utility Engineering Manager



City of Punta Gorda, Florida

April 20, 2005

Rick Cavalieri
Primerica Group One, Inc.
3609 Madaca Lane
Tampa, FL 33618-2048

*Utility Department
326 W. Marion Avenue
Punta Gorda, Florida 33950
941-575-3339*

RE: Water and Wastewater Service Availability
Punta Gorda Country Club
Vicinity US 17 and I-75

Mr. Cavalieri:


The subject location is in the City Utility Service area. Utility improvements will be required to receive utility service. Utility improvements will be determined from an engineering report prepared by the Developer. The engineering report will be subject to review and approval by the Utility Department. The following conditions apply to developer constructed utility system improvements.

1. Owner/Developer shall be responsible for the design, permitting, and construction of all on-site and off-site water and sewer facilities necessary to provide service which may include up-grading of existing off-site utility facilities.
2. All utility construction plans, permits, and shop drawings must be reviewed and approved by the City of Punta Gorda Utility Department.
3. Owner/Developer shall obtain all necessary regulatory approvals, including Florida Department of Environmental Protection, City of Punta Gorda, Charlotte County, FDOT, and Seminole Gulf RR.
4. All off-site utility improvements must be contributed to the City as a developer contributed asset prior to letter to place in service.

Water and wastewater service can be provided to the subject location upon construction, completion and final acceptance by the City of Punta Gorda of required developer contributed utility improvements.

If you should have any questions, please do not hesitate to call me.

Sincerely,


Steve Adams
Utility Director

In Beautiful Charlotte County

Charlotte County Tax Collector

generated on 11/10/2008 10:53:17 AM EST

Search by Owner Name...

Click on a record below to view more details.

Search Results

412303102002 - PUNTA GORDA OF CHARLOTTE COUNT

Address:

PUNTA GORDA OF CHARLOTTE COUNT
3629 MADACA LN
TAMPA FL 33618

Assessed Year: 2008

Prior Taxes Due?: N

Legal:

5904 DUNCAN RD ZZZ 034123
P6 03 41 23 1A M/L BEG AT
SW COR OF NW1/4 OF NW1/4
& RUN E 30 YDS THEN N
PARALLEL WITH LIN E DIVID
ING SECS 3 & 4 160 YDS M/L
TO TIDE C REEK THEN W/LYGEO Number: 0071737-000000-
1

412304276001 - PUNTA GORDA OF CHARLOTTE COUNT

Address:

PUNTA GORDA OF CHARLOTTE COUNT
3629 MADACA LN
TAMPA FL 33618

Assessed Year: 2008

Prior Taxes Due?: N

Legal:

6100 DUNCAN RD ZZZ 044123
P3 03&04 41 23 P-3 99.44 M/L
BEG AT SW COR OF NE 1/4
SEC 4 TH E ALG S LINE OF
NE1/4 75FT TH S 120FT E
150FT TH MEANDER ORANGE
CREEK SE/LY APPROX 350FT
TH SGEO Number: 0071762-000000-
9Search performed on 11/10/2008 10:53:17 AM EST
with Owner Name = PUNTA GORDA OF CHARLOTTE
and Search Type = STARTSWITH
and Show list using = DETAIL

RECEIVED

NOV 18 2008

C. J. Gentry



Charlotte County Government

"To exceed expectations in the delivery of public services"

www.CharlotteCountyFL.com

October 3, 2008

Punta Gorda of Charlotte County LLC
3629 Madaca Lane
Tampa, FL 33618

Re: DRC-P-08-20pp Preliminary Site Plan – Punta Gorda Commons, A.K.A. Punta Gorda Crossing

This letter is to confirm the decision of the Development Review Committee meeting held **October 2, 2008**. Punta Gorda of Charlotte County, L.L.C. is requesting Preliminary Site Plan approval for Punta Gorda Commons. This project consists of replacing the existing Punta Gorda Country Club development with a ten (10) lot commercial subdivision. This 99.23+/- acre site is located in the Enterprise Charlotte Airport Park at 6100 Duncan Road on Parcel P-3 in Section 4, Township 41 South, Range 23 East in Punta Gorda, Florida.

It was the decision of the Development Review Committee to APPROVE DRC-P-08-20pp Preliminary Site Plan with the following conditions:

1. There is a satisfactory boundary survey included in the submittal packet, which is the necessary precursor for a plat. Survey – Ed McDonald
2. On sheet 12, a point is labeled PC(Point of Curvature) 36+60.49 in north-south printing and is labeled PT 36+60.49 (Point of Tangency) in the east-west printing. The correct labeling for this geometric occurrence which requires survey monumentation is PRC 36+60.49 (Point of Reverse Curvature), thus eliminating the double labeling shown on this drawing. Survey – Ed McDonald
3. On sheets 14 and 21, there is a sanitary sewer manhole located on the PI (Point of Intersection) of the two roadways (roads A and B) which requires survey monumentation. Survey – Ed McDonald
4. It appears that in all other locations of potential conflict, the design engineer has taken care to offset manhole locations to accommodate necessary survey monumentation. Survey – Ed McDonald
5. A topographic survey needs to be submitted for adequate drainage review. Survey – Ed McDonald
6. Due to the age of equipment, the traffic signal at the intersection of US 17 (Duncan Road), Piper Road, and Regent Road shall be replaced, not upgraded. Lighting District – Rick Doll

Zoning

18500 Murdock Circle, B-105 | Port Charlotte, FL 33948-1068
Phone: 941.743.1964 | Fax: 941.743.1598

7. The traffic signal design shall conform to the most current Charlotte County Lighting District Specifications/Standards. Lighting District – Rick Doll
8. A separate traffic signal plan submittal shall be required for review and approval. Lighting District – Rick Doll
9. The traffic signal plans must also be submitted to the Florida Department of Transportation for their review and approval. Lighting District – Rick Doll
10. Adjusted coordinated traffic signal timings shall be provided to and approved by the Florida Department of Transportation. These timings shall encompass the coordinated corridor from Bermont Road westerly to Marlympia Way. Lighting District – Rick Doll
11. Any improvements must be coordinated with the Charlotte County Project Manager for the Piper Road improvements. Lighting District – Rick Doll
12. All proposed roadway connections must be verified as not to conflict with the roadway lighting design for the Piper Road improvements. Lighting District – Rick Doll
13. If it is the developers' intent at some point to turn the internal road network over to Charlotte County, consideration should be given at this time to provide roadway lighting meeting the most current Charlotte County Lighting District Standards/Specifications. Lighting District – Rick Doll
14. Consideration should be given to including roadway lighting on US 17 (Duncan Road), between Bermont Road and Windsor Road, due to the magnitude of this project. Lighting District – Rick Doll
15. Due to the expanse of this project, a traffic signal will be required at the intersection of Piper Road, at Tract A and Tract B, when build-out is complete. A condition should be required tying the developer to this improvement once traffic signal warrants are met. Lighting District – Rick Doll
16. Boundary survey appears to encroach on Broad Creek. A drainage and access easement will need to be dedicated to Charlotte County for any encroachments. Real Estate Services – Albert Campitelli
17. All driveway access to public roadways needs to be minimum 35-foot radii. Transportation Engineering – Gary Grossman
18. Directional median opening south of Parcel J should be changed to a full median opening, with full signalization, including full pedestrian features. A right-turn lane from Piper Road to "Tract A" needs to be provided at this intersection. The developer will provide for the planning and installation of the traffic signal. Transportation Engineering – Wes Millard
19. Piper Road access shown between Parcels H and J is too close to US 17 and needs to be removed. Transportation Engineering – Wes Millard
20. No additional access to Piper Road will be permitted. All parcels fronting Piper Road will be accessed from the internal road network only. Transportation Engineering – Wes Millard

21. Need to provide for internal access to Parcel I. Direct access to Piper Road or US 17 will not be permitted. Transportation Engineering – Wes Millard
22. Accommodations need to be provided for the design and installation of possible future dual left-turn lanes from northbound Piper Road to westbound US 17, and also for westbound US 17 to southbound Piper Road, should conditions warrant. Need to provide traffic analysis to study the likelihood of this scenario. Transportation Engineering – Wes Millard
23. Pending issuance of stormwater permit.
24. Need fire hydrant at the entrance between Parcel's H and I.
25. Per 3-9-51(e)(2), commercial/retail development in the ECAP district is considered a conditional use and shall only be allowed by special exception and is limited to 10,000 square feet. The plan identifies about 30 acres of commercial land, which has the potential to yield over 300,000 square feet of commercial space assuming building coverage of 22% to 23%.
26. Per 3-9-51(g)(11), street and sidewalk access shall be provided up to adjacent properties for future connectivity. The street and sidewalk access shall be included on the subdivision.
- 27.

When you submit for a building permit, be sure to include a copy of this approval letter.

This site plan approval shall be valid for 24 months. If you wish to request a one- time, 12-month extension, you must do so in written form 30 days prior to the expiration date. The current fee for such an extension is \$85.00.

Sincerely,



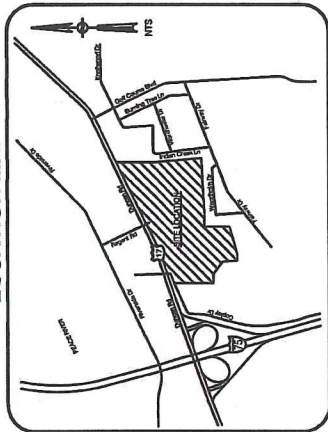
Buddy Braselton, Planner II
DRC Coordinator

/bdw

c: Aimee M. Boulet, PE
AVID Group
2300 Curlew Road, Ste. 100
Palm Harbor, FL 34683

PUNTA GORDA CROSSING
A PORTION OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA

LOCATION MAP



Prepared By:



CIVIL ENGINEERING
LAND PLANNING
TRAFFIC/TRANSPORTATION
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCES
SURVEYING

2300 CURLEW ROAD, STE 100
PALM HARBOR, FLORIDA
346831

PHONE (727) 799-9500
FAX (727) 784-8662
GIS
AVIDGROUP.COM

PROFESSIONAL TEAM

SURVEYOR/DEVELOPER:
JENNIFER GONZA OF CHARLOTTE COUNTY, LTD
30000 MADUCA LAKE
NORTH AVENUE
NORTH AVENUE
NORTH AVENUE
CONTACT: DALE JOHNSON

PLANNER:
WISCONSIN
100
100
PALM HARBOR, FLORIDA 34683
PHONE: (727) 788-0000

CIVIL ENGINEER:
30000 CHURLEY ROAD, SUITE 100
PALM HARBOR, FLORIDA 34683
CONTACT: ALICE ROULET P.E.

LEGAL DESCRIPTION

[illegible]

CERTIFICATE OF CHARLOTTE
COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PROPERTIES DESCRIBED IN THIS PLAN MEET THE CURRENT STATUTORY AND FLORIDA ADMINISTRATIVE CODE RULE REQUIREMENTS FOR DEVELOPMENT UTILIZING ONSITE SEWAGE DISPOSAL. SYSTEMS WHEREIN IN-LINE WATER SEWER IS PROVIDED.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENT, THAT I, THE UNDERSIGNED LICENSED LAND SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE PLAT IS BASED ON A BOUNDARY SURVEY THAT CONFORMS WITH THE FLORIDA ADMINISTRATIVE CODE CHAPTER 21, 1944. I FURTHER CERTIFY THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE DATA COMPILED WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE APPLICABLE CHARLOTTE COUNTY REGULATIONS, AND THAT THE PERMANENT REFERENCE MONUMENTS GRAD WERE ESTABLISHED.

CERTIFICATE OF APPROVAL
OF COUNTY ATTORNEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAN FOR RECORDING THIS _____ DAY OF _____, 20____.

CERTIFICATE OF OWNERSHIP AND DEDICATION

[illegible]

CERTIFICATE OF APPROVAL
OF COUNTY ENGINEER

I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT AN APPROVABLE INSTRUMENT OF AGREEMENT FOR MAINTAINING SATISFACTORY CONSTRUCTION OF ALL IMPROVEMENTS IN ACCORDANCE WITH CHARLOTTE COUNTY SUBDIVISION REGULATIONS HAS BEEN PROVIDED. SAID AGREEMENT INCLUDES CONFORMANCE TO ALL CONSTRUCTION, PAVING AND DRAINAGE PLANS ON FILE IN THE PUBLIC WORKS DEPARTMENT AND WITH THE ACTION OF THE BOARD OF SUPERVISORS AND THE BOARD OF PUBLIC UTILITIES OF THE PLANT.

DAT

CERTIFICATE OF APPROVAL
OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF CHAHLIOTTE

_____, COUNTY CLERK OF CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAY HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT HAS BEEN RECORDED IN THE SECOND BOOK OF CHAHLIOTTE COUNTY, FLORIDA, AT PAGE _____.

CERTIFICATE OF APPROVAL
OF COUNTY SURVEYOR

KNOW ALL MEN THESE PRESENTS, THAT I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY CHARLOTTE COUNTY, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN FOR CONFORMITY TO CHAPTER 177 OF THE FLORIDA STATUTES AND FIND THAT THE PLAN IS IN CONFORMANCE WITH THE PROVISIONS SAID CHAPTER.

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD

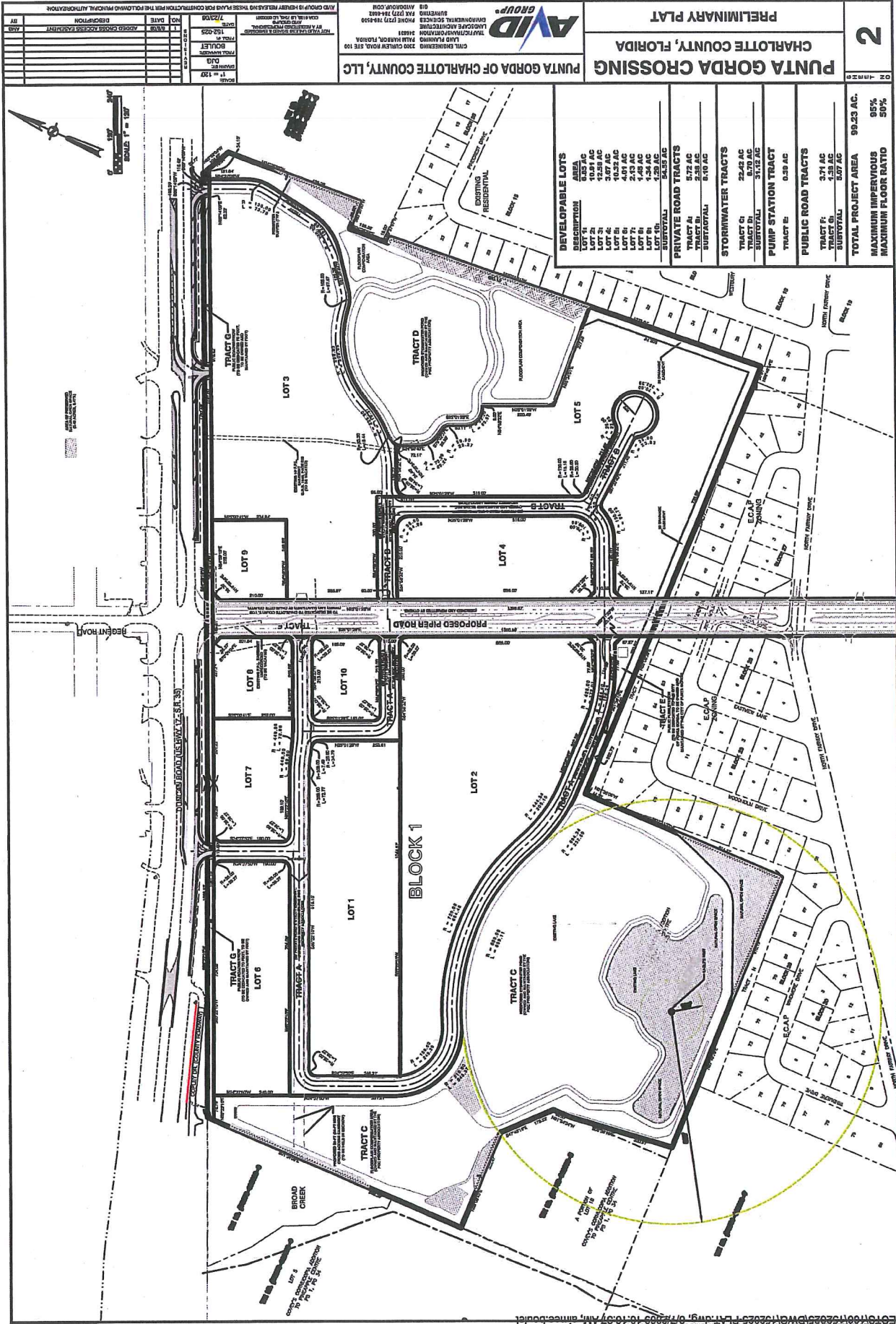
CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF THE APPLICABLE CHARLOTTE COUNTY SUBDIVISION REGULATIONS AS MODIFIED AND COMPOSING WITH THE CHARLOTTE COUNTY GOVERNMENT LAND USE PLAN.

**CERTIFICATE OF APPROVAL
OF COUNTY COMMISSION**

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE, FLORIDA THIS _____ DAY OF _____

CHURCHMAN BOARD OF COUNTY COMMISSIONERS

**PUNTA GORDA CROSSING
AVID GROUP JOB # 152-025**



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CHARLOTTE COUNTY PLANNING AND ZONING BOARD

04/17/2009 11:28 AM

Draft Minutes of Regular Meeting Continued

April 13, 2009 @ 1:30 P.M.

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PETITIONS

PP-09-02-02

Quasi Judicial

Commission District II

Punta Gorda of Charlotte County, LLC. has applied for a Preliminary Plat for a commercial subdivision called Punta Gorda Crossings, consisting of ten (10) commercial/industrial lots in Sections 3 & 4, Township 41 South, Range 23 East, in Charlotte County, Florida. The site (the former Punta Gorda Golf Club), consisting of 99.2604 acres, more or less, is located within the ECAP, on Duncan Road between I-75 and Golf Course Boulevard in Punta Gorda in Commission District II.

Staff Presentation

Barbara Jefferies, Land Development Supervisor, presented the findings and analysis with a recommendation of *Approval with conditions*, based on the reasons stated in the staff report dated March 18, 2009.

Ms. Jefferies noted that the 14 conditions given in the Land Development Division staff report have changed based on a conference with the applicant which took place preceding this meeting; she updated the conditions in question, noting for instance that the applicant has provided a letter from the City of Punta Gorda indicating that all water and sewer would be handled, and so condition 1 has been modified to read: "Applicant must agree to conditions of letter and ensure all properties are connected to both water and sewer."

Some questions arose out of the manner in which access from the adjacent properties is to be created and the effect of the ECAP zoning overlay on this property. **Ms. Jefferies** noted that the applicant was not satisfied with the wording of condition 5 which addresses this issue, and Land Development has agreed that the access issues will be worked out between now and the presentation of this matter to the Board of County Commissioners; she read the condition which applicant objects to into the record: "Applicant will provide two ingress/egress easements, one on the east side and one on the west side of the development on the drawings. The easement must specifically state that the developer or owner whose property connects has the right to properly construct a roadway and sidewalk within the easement and is not required to drive on a dirt driveway. This condition shall be written in the dedication on the plat." **Chair Hess** stated that she thought it was a requirement of the ECAP overlay that such access was given; **Growth Management Director Jeff Ruggieri** indicated that it was, in fact, a requirement. **Chair Hess** asked to have the nature of the applicant's objection clarified; **Ms. Jefferies** stated that the applicant indicated that the owner of the property had sold their access on the adjacent property to FDOT and therefore they don't have access because they sold it, and want to use someone else's. **Chair Hess** stated that she remembered the matter at the time but noted that the ECAP Overlay was put into place subsequent to the sale of that access, and so she thought perhaps the Overlay was now the governing matter.

Condition number 12 also raised questions, which **Ms. Jefferies** noted refer to the seven conditions noted in the Environmental Specialist's report; the Specialist, Jamie Scudera, had indicated to **Ms. Jefferies** that she was not prepared to make changes to those comments without further discussion about them. **Chair Hess** clarified whether, despite these objections, the Land Development recommendation was still approval, which **Ms. Jefferies** indicated it was, noting that the only questions surrounded conditions 2, 5 and 12, and that condition 5 was expected to be fixed after this meeting. **Chair Hess** asked for a clarification of how it would be "fixed", indicating the Board may not approve the application if applicant does not want to abide by the overlay rules.

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The total number of conditions (45) were clarified as being those from Land Dev (14) plus those from DRC (26) and the Environmental Specialist (7). **Ms. Jefferies** noted that a developers agreement coming before the Board tomorrow might change the scope of the DRC conditions. **Chair Hess** stated that she felt this matter had come before the Board prematurely.

Questions for Staff

Chair Hess asked County Attorney Rich Browne for his opinion on the issue of the ECAP Overlay mandate regarding provision of sidewalk and street access to adjacent east and west properties to ensure future connectivity; that is, would that requirement be open to interpretation. **Mr. Browne** stated that without a specific waiver provision, it did not sound as though it was optional. **Mr. Ruggieri** addressed the Board, noting the question might be better stated not "whether" they provide the access, but "how" to reach an agreement that meets the intent of the ordinance: he noted that Land Development had proposed a compromise which the applicant had rejected and stated that if the applicant continued to resist providing the mandated access, then the department would recommend denial of the project at the final stage.

Ms. Seay asked a question about the street shown in the middle of the plat graphics – Piper Rd. – which she said looked as though it ran right into a housing development. **Ms. Jefferies** responded that the plan was eventually for Piper Road to be a through road that would ultimately connect to the overall ECAP project.

Applicant's Presentation

Ms. Amie Boulet, P.E., with Avid Group, applicant's agent, spoke in support of the project, referring to the various conditions that are under discussion. With regard to the utility service, she noted that the applicant is working with City of Punta Gorda. Regarding the stormwater pond, she stated that the applicant will provide easements over and around the pond.

Ms. Boulet concurred that applicant would meet with staff regarding the access question with the goal that the issue will be settled prior to presentation to the Commission; she referred to the issue in a very provisional way (e.g., stating that agreement might be reached if the applicant decided to provide access) which caused the Chair to question whether the applicant accepts that access is required by ordinance. **Ms. Boulet** declined to agree that the applicant agreed with that premise. **Chair Hess** asked that the applicant state for the record that the condition is accepted and that access would be provided, and **Ms. Boulet** declined to do so, stating that there were reasons why the applicant was not so inclined.

Ms. Seay called the presentation of this application premature, and **Chair Hess** agreed. **Ms. Dale Johnson**, representing the applicant and acting as Project Manager, addressed the Board, noting that the Land Development conditions were not received until Friday and the applicant really hadn't had a chance to reflect on what they needed to do. **Chair Hess** suggested that the petition be continued until applicant is truly ready to proceed, noting that the Board can't approve a matter presented in such an unsettled fashion. **Ms. Johnson** stated that because of lenders' involvement they would prefer there be no continuance, so that they can show forward movement on the project to the interested parties.

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Ms. Boulet returned to podium to say only that condition 5 is in dispute and that all the other conditions are amenable; there is no disagreement with the DRC conditions and the expectation is that some of those will be rendered moot after passage of the developers agreement. **Ms. Jefferies** agreed with applicant's agent's summary.

Mr. Marshall asked what would happen if an agreement on condition 5 cannot be reached; Ms. Jefferies stated in that case, a recommendation of denial would go forward to the BCC. **Chair Hess** stated that the Planning and Zoning Board can recommend approval of the petition with specific reference to condition 5 being an outstanding issue.

Public Input

Mr. Jim Sanders, representing the property owners west of the applicant's property who are concerned with condition 5, addressed the Board about the previous negotiations with the applicant, and said it's been a long-standing issue; just wants to know where their access is going to be. **Kathy Sanders** came to the podium to show where their property is; they are concerned about "little pods" developing rather than a unified development, and want to keep to an open plan with guaranteed access. **Ms. Sanders** discussed the historical background, and why they can't continue to use Copley Rd. for their access but are being told to use Regent's / Piper Rd. instead. Further discussion ensued on the technical issues involved. Ms. Seay asked where Ms. Sanders suggests the access would be to meet the purposes envisioned; Ms. Sanders replied that options were constrained by FDOT because of the limited-access nature of Rt. 17, and noted that they would be glad to tie into an available road leading to Piper Road, and thus have access to the highway at a stoplight. Further discussion ensued on the location of roads and other features in the area.

Mr. Chris Olson, neighborhood resident, spoke about traffic and in particular the number of small children in the area along with an elementary school. He was generally against the project, feeling it is inappropriate to site a hotel or truck stop in a neighborhood with a large population of children. **Chair Hess** asked staff if the zoning here was mixed use, and what would be allowed under that zoning. **Mr. Ruggieri** said the ECAP uses were light industrial uses, not heavy industrial. **Ms. Seay** noted there is already a cement mixing plant there, which would qualify as a heavy industrial use; it was noted that use would have been grandfathered in as an existing use. Further discussion ensued about uses allowed on the property, and also planned uses for a parcel on the other side of US 17 that might involve the uses that concerned Mr. Olson. **Ms. Jefferies** was also directed to talk to this gentleman about the extension of Piper Rd. which concerns him also.

Ms. Bossman asked if the Piper Road extension was being planned and further discussion ensued on the ECAP area plan. **Mr. Olson** also asked what sort of buffering will between Tract C and the neighborhood; **Ms. Jefferies** said the tract won't be developed with buildings but will be stormwater conveyance instead and will be earthen in nature. **Ms. Boulet** provided further detail in answer to this question. She also addressed the eagle's nest issue Mr. Olson had raised earlier, noting the planned road swings away from the established nest.

- **Ms. Seay** moved to close the public hearing, second by **Mr. Marshall** with a unanimous vote.

Discussion

Chair Hess agreed that the matter would be passed on with approval, but compliance with the ECAP overlay regulations has to be achieved or it would be recommended for denial.

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Recommendation

Mr. Gravesen moved that application **PP-09-02-02** be forwarded to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated March 18, 2009, along with the evidence presented at today's meeting, *and with special attention to condition five being met through compliance with the ECAP Overlay*, second by **Ms. Seay** with a unanimous vote.